

# Staff Summary Report



City Council Meeting Date:

12/17/03

Agenda Item Number: 5

**SUBJECT:** This is the first public hearing for Wal-Mart Store #1746-01 for an Amended General and Final Plan of Development for Groves Power Center including one variance located at 1380 West Elliot Road.

**DOCUMENT NAME:** 20031217dsht03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** This is the first public hearing for **WAL-MART STORE #1746-01** (Wal-Mart Stores, Inc., property owner) **#SGF-2003.93** for an Amended General Plan of Development of the Groves Power Center consisting of a 418,880 s.f. on 38.26 net acres, and a Final Plan of Development for Wal-Mart expansion for 187,867 s.f. (115,553 s.f. existing plus 73,314 s.f. addition) on 11.79 net acres, located at 1380 West Elliot Road, including the following:

Variances:

Reduce the minimum required side yard building setback, along the eastside property line of Lot 3 and along the west side property line of Lot 4, from 60 feet to 0 feet.

**PREPARED BY:** Hector Tapia, Senior Planner (480-350-8586)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8920)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff - Approval  
Planning Commission – Approval (6-1)

**ADDITIONAL INFO:** The Groves Power Center, from the initial master plan, was envisioned as a regional commercial center since the early 1990's. Along with this corner where Wal-Mart is located, the Elliot Road area, starting from Kyrene Road to the I-10 Freeway, has become a dynamic commercial corridor for Tempe. The proposed expansion is consistent with that vision. In addition, according to the applicant, Wal-Mart Stores' intention is to provide additional services such as a grocery store to the community. Therefore, the request is for the 8th Amended General Plan of Development for the Groves Power Center located at the north east corner of Elliot Road and Priest Drive. The Final Plan of Development is for the existing 115,553 s.f. Wal-Mart building plus the proposed 73,314 s.f. building expansion. The parking spaces provided is more than the minimum required by Ordinance 808. The variance requested is classified as technical, typical to interior property lines in shopping centers. Up to the time of this report, no public input has been received. **On December 4, 2003, City Council introduced this request.**

**ATTACHMENTS:**

1. List of Attachments
  2. Comments / Reasons for Approval / Conditions of Approval
  - 3-4. Conditions of Approval (Cont.)
  5. History & Facts
  6. Description
- 
- A. Location Map
  - B. Letter of Explanation/Intent
  - C. Letter of Authorization
  - D. 8th Amended General Plan of Development for the Groves Power Center
  - E. Final Plan of Development for Wal-Mart Store
  - F. Landscape Plan
  - G. Floor Plan – Wal-Mart
  - H. Elevations
  - I. Aerial Photo

**COMMENTS:** In 1991 the City Council approved a zoning change from R/O to PCC-2 and an Amended General and Final Plan of Development for WAL-MART store on 13.98 acres at the north east corner of Priest Drive and Elliot Road. Also in 1991, the City Council approved a rezoning from PCC-1, AG (public streets) and R/O to PCC-2 and an Amended General Plan of Development for a Grossman Company Power Center consisting of 297,250 s.f. on 27.57 net acres.

This proposal is for the 8th Amended General Plan of Development for the Groves Power Center located at the northeast corner of Elliot Road and Priest Drive. The Final Plan of Development is for the existing 115,553 s.f. Wal-Mart building plus the proposed 73,314 s.f. building expansion, including one variance.

#### Variance

The requested variance is to reduce the minimum required building setback from 60 feet to zero (0) feet. This type of variance is classified as technical since is typical in shopping centers where interior property lines exist. This variance should not be detrimental to the surrounding property owners or the vicinity in general.

#### Site Circulation

The on-site circulation and ingress/egress onto this site appears to work well. The main entrances are located along Elliot Road and Priest Drive. The Groves Power Center which includes the Wal-Mart site is the master plan extending from Hardy Drive to Priest Drive and north of Elliot Road. Therefore, the interior circulation within the overall master plan allows for stores traffic to stay on site without exiting onto Elliot Road or Priest Drive.

#### Neighborhood

The Groves Power Center is surrounded by multi-family residential to the north, general office/light industrial to the east, single family patio homes the northeast, the Costco Commercial Plaza to the south, south of Elliot Road, and a commercial center to the west, west of Priest Drive. Wal-Mart site is located in Lot 3, closer to Priest Drive.

#### Public Input

Up to the time of this report, no public input has been received.

The Groves Power Center, from the initial master plan, was envisioned as a regional commercial center since the early 1990's. Along with this corner where Wal-Mart is located, the Elliot Road area, starting from Kyrene Road to the I-10 Freeway, has become a dynamic commercial corridor for Tempe. The proposed expansion is consistent with that vision. In addition, according to the applicant, Wal-Mart Stores' intention is to provide additional services to the community, a grocery store.

Staff recommends approval subject to conditions. On November 12, 2003, by a 6-1 vote, Planning Commission approved this request. One commission member felt that the expansion was not necessary. On December 4, 2003, City Council introduced this request.

**REASON(S) FOR  
APPROVAL:**

1. The proposed Wal-Mart expansion appears to be consistent with the previously approved plans and should function in an acceptable manner and should not negatively impact surrounding properties.
2. The requested variance does not appear to have any negative impacts on surrounding properties or the neighborhood in general.
3. The addition of a grocery store and added related services should benefit the surrounding neighborhoods.

**CONDITION(S)  
OF APPROVAL:**

1.
  - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - b. Off-site improvements to bring roadways to current standards include:
    - (1) Water lines and fire hydrants
    - (2) Sewer lines
    - (3) Storm drains.
    - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - c. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees.
    - (2) Water and/or sewer participation charges.
    - (3) Inspection and testing fees.
  - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
  - a. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - b. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.

5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval **on or before January 8, 2005** or the variance shall be deemed null and void.
6. The applicant shall resolve all lighting and security details with the Planning and Crime Prevention staff prior to the issuance of building permits.
7. The Design Review Board shall approve the proposed Wal-Mart building expansion prior to City Council action.
8. This plan shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
9. This Amended General and Final Plan of Development shall be put into proper engineered format with appropriate signature blocks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before, January 8, 2005**. Failure to record the plan within one year of Council approval shall make the plan null and void.
10. An amended Final Subdivision Plat shall be approved by City Council and recorded with the Maricopa County Records Office prior to the issuance of a building permit.

## **HISTORY & FACTS:**

|                           |   |
|---------------------------|---|
| <u>December 13, 1984</u>  | City Council approved a subdivision for Sanders Ranch Unit 1 (7 tracts on 182 acres) and Unit 2 (4 tracts on 75 acres, including the subject site with a regional mall designation).  |
| <u>October 31, 1985</u>   | City Council approved zoning changes for 74 acres from AG to R/O, PCC-1 and PCC-1, in addition to General Plans of Development for Anozira at the Groves.   |
| <u>December 19, 1985</u>  | City Council approved a Final Subdivision Plat for the Groves, consisting of 7 tracts on 74 acres, including the subject site.  |
| <u>February 21, 1991</u>  | City Council approved a zoning change from R/O to PCC-2 and an Amended General and Final Plan of Development for WAL-MART store on 13.98 acres at the NEC of Priest and Elliot adjacent to the subject property. This action included a variance to increase the height of lighting in the parking.   |
| <u>March 28, 1991</u>     | City Council approved a Final Subdivision Plat for the Groves, consisting of 11 lots on 76 acres. At this point, WAL-MART purchased Lot 1, which retained PCC-1 zoning, and the parcel at the intersection remained part of the General Plan for the power center.  |
| <u>April 11, 1991</u>     | City Council approved a rezoning from PCC-1, AG (public streets) and R/O to PCC-2 and an Amended General Plan of Development for a Grossman Company Power Center consisting of 297,250 s.f. on 27.57 net acres on the subject site. This request included a use permit for gas sales on Pad #2 and assorted variances.  |
| <u>January 16, 1992</u>   | City Council approved an Amended General Plan of Development for the Groves Power Center consisting of 308,022 s.f. on 29.7 net acres, and a Final Plan for Phase I consisting of 125,070 s.f. on 12.2 net acres. The request also included a use permit and 17 variances, including a reduction in the rear yard setback for Pad #3, with conditions regarding the bike lanes and SRP canal. |
| <u>August 26, 1993</u>    | City Council approved an Amended General and Final Plan of Development for Phase 1 of the Power Center, indicating a drive-through restaurant at the subject site.  |
| <u>December 16, 1993</u>  | City Council approved a rezoning, Amended General and Final Plan for Phase 3 of the Power Center and a Subdivision Plat for the entire which created the subject lot #3 for the first time in Phase 1. The subject rear yard setback variance was not requested by the center developer at the time.  |
| <u>September 21, 1994</u> | Design Review Board approved the elevations and landscape plan for a Kenny Roger's restaurant as part of the consent agenda.  |
| <u>October 14, 1994</u>   | City Council approved an Amended General and Final Plan for a Kenny Roger's restaurant on Lot 3 of the Groves Power Center located at 1220 W. Elliot including a variance for reduction of a rear yard setback.   |

March 5, 1997

The Design Review Board approved (by a 7-0 vote) the building elevations, landscape plans and site layout for Burger King on March 5, 1997.

November 12, 2003.

Planning Commission approved an Amended General Plan of Development of the Groves Power Center consisting of a 418,880 s.f. on 38.26 net acres, and a Final Plan of Development for Wal-Mart expansion for 187,867 s.f. (115,553 s.f. existing plus 73,314 s.f. addition) on 11.79 net acres, including one building setback variance.

December 4, 2003.

City Council introduced this request.

**DESCRIPTION:**

Owners – Wal-Mart Stores, Inc.  
Applicant – Tri-Core Engineering  
Architect – Larry D. Craighead  
Landscape Architects – Neill Vecchia & Associates  
Engineer – Tri-Core Engineering, Talal Shahbander

**General Plan of Development**

|                       |                 |
|-----------------------|-----------------|
| Existing Zoning –     | PCC-1 and PCC-2 |
| Total Site Area –     | 38.26 net acres |
| Total Building Area – | 418,880 s.f.    |
| Lot Coverage –        | 25%             |

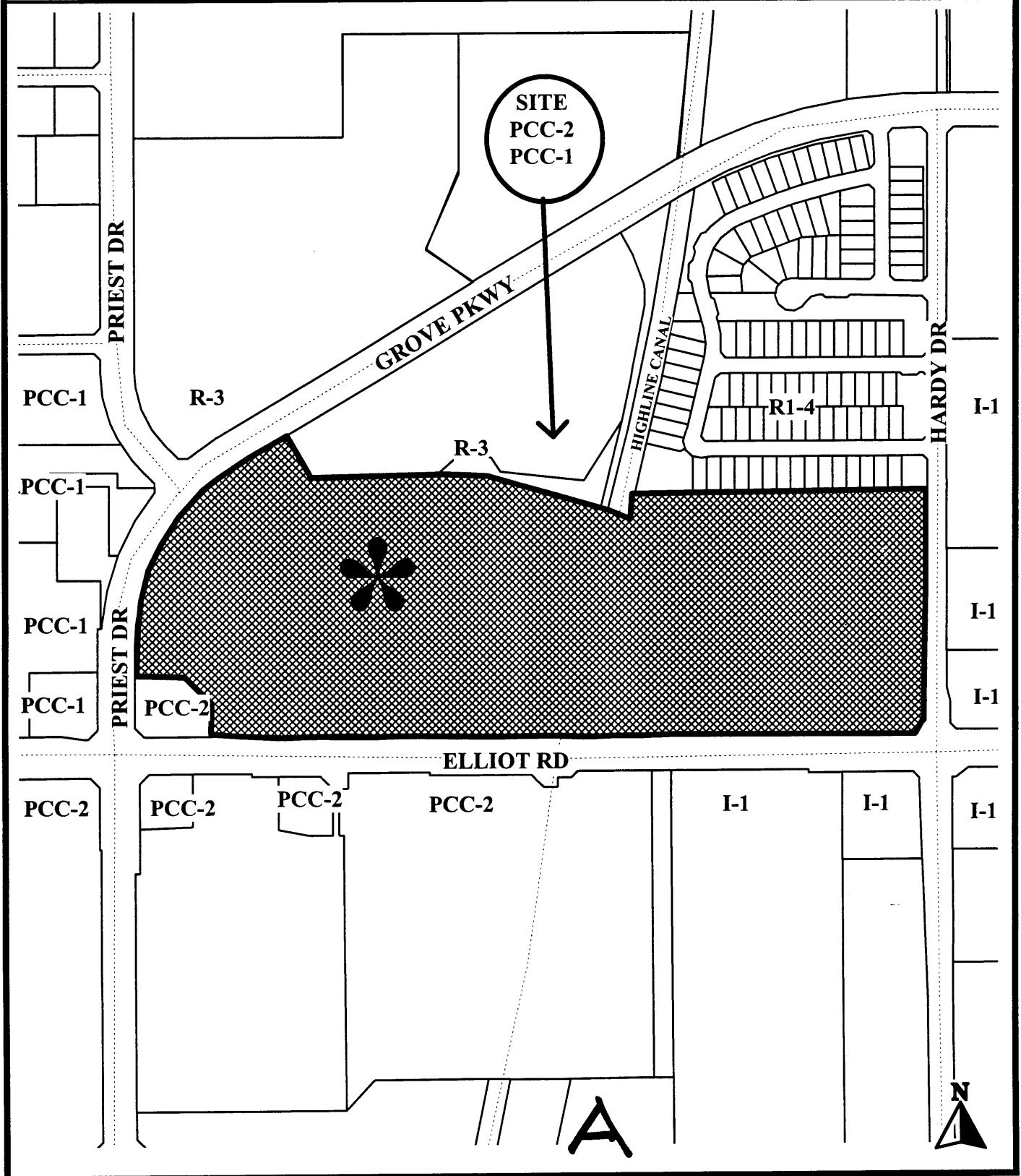
**Final Plan of Development**

Wal-Mart Expansion

|   |              |
|---|--------------|
| Existing Building –                       | 115,553 s.f. |
| Building Expansion –                      | 69,607 s.f.  |
| Total Building Area –                     | 187,867 s.f. |
| Parking required -                        | 740 spaces   |
| Total parking provided -                  | 809 spaces   |
| Bicycle parking required:                 | 63           |
| Bicycle parking provided:                 | 63           |
| Landscaping coverage required (minimum) – | 20%          |
| Landscaping coverage provided -           | 23.15%       |

# WAL-MART EXPANSION

SGF 2003.92



**Request**



**Narrative**  
**Wal-Mart Supercenter #1746-01**  
**NEC of Priest & Elliot Roads**  
**(Tracking No. 031195)**  
**Date: October 8, 2003**

**Reason/Justification for Submittal and Approval of Application**

Wal-Mart is requesting an expansion of the existing Wal-Mart located in the Garden Groves Power Center at Priest and Elliot Roads. The existing store is approximately 115,553 square feet. With an addition of 72,057 square feet the total approximate square footage would be 187,610 square feet.

Wal-Mart Stores, Inc. is committed to providing the community with a quality shopping experience. Sam Walton believed that each Wal-Mart store should reflect the values of its customers and support the vision they hold for their community. The development team brought together for the proposed development includes award winning building architects, landscape architects and engineers all committed to bringing the finest development design to this Tempe expansion project.

The quality and design of the Wal-Mart parcel is intended to be consistent with the existing store and the surrounding center. The development team is committed to creating an exceptionally well-designed project that will enhance the area and benefit the surrounding commercial and residential properties.

The zoning for the site is PCC-2 with Wal-Mart in operation since the early 1990's. Wal-Mart has always been the major anchor tenant for the center. We believe this proposed expansion application will not have any adverse effects on the neighboring properties and surrounding community.

The site is located on the northeast corner of two busy arterial streets. Elliot Road provides the principal access to the site. Because of its location on a busy arterial intersection, the existing store and its proposed expansion already have adequate access to public streets and highways to carry the type and quantity of traffic generated by its use. No impact to existing traffic and pedestrian flows should be caused by this expansion. The original design of the center and the proposed improvements will have a mitigating effect for any possible effects. Pedestrian traffic from surrounding apartment communities close to the store may increase as a result of the grocery component being added to the current site. This is seen as a benefit by reducing vehicular trips on current infrastructure.

The proposed expansion will not be detrimental to the health, safety and general welfare of any persons residing or working within the neighborhood of the proposed development. There will not be an adverse effect on this property, adjacent properties, the surrounding neighborhood, or the City of Tempe. No nuisances are to be created with the expansion of the existing store. Conditions that exist with the operation of the

current store will continue with a slight expansion of operation activities due to the grocery component and the nature of perishable items stocked in conjunction with this activity.

The proposed expansion is consistent with the policies, objectives of the City of and for the purpose of the zoning district in which the site is located. The expansion of the Wal-Mart into a Supercenter will provide for commercial activity that is economically viable and responsive to the needs of the community.

*B<sub>1</sub>*

**CERTIFICATE OF SECRETARY  
OF  
PRICE-LEGACY GROVES, L.P.**

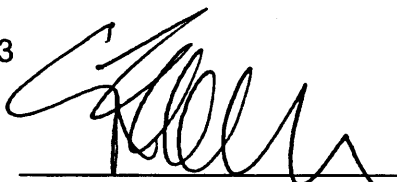
I, S. Eric Ottesen, certify that I am the Secretary of PL-Groves, Inc., a Delaware corporation, general partner of Price-Legacy Groves, L.P., a California limited partnership, and do hereby certify and declare that the following Resolutions are a true and exact copy of Resolutions adopted by the Board of Directors of the Corporation on behalf of the partnership:

BE IT HEREBY RESOLVED, that John Visconsi, Vice President and Assistant Secretary of PL-Groves, Inc., is fully authorized to sign and execute on behalf of Price-Legacy Groves, L.P., the current owner of property located at 1230 West Elliot Road, APN 301-46-035, located within the City of Tempe, Arizona, any and all documents necessary to obtain governmental approvals in conjunction with the Wal-Mart expansion project involving the property described above, and is fully authorized to sign on our behalf any application forms required and to receive City correspondence for this purpose;

BE IT FURTHER RESOLVED, that John Visconsi, as Vice President and Assistant Secretary, is fully authorized, empowered and directed to deliver this and any other signatures in connection with this transaction and to do such other acts as he deems necessary and appropriate to enable the completion of the transaction hereinabove mentioned.

The undersigned hereby certifies that he is an officer of the Corporation, a corporation organized and existing under the laws of the State of Delaware and is familiar with the corporate records for the Corporation.

Dated this 1st day of October, 2003

  
\_\_\_\_\_  
S. Eric Ottesen, Secretary

AGENT AUTHORIZATION LETTER  
Wal-Mart Stores, Inc.

I / WE, DAVID P. ROETTO P.E. ENGINEERING MANAGER, representing  
(Individual's name and title -- please type or print in ink)

Wal-Mart Stores, Inc. being the current owner of the property located at 1380 West Elliot Road, APN 301-46-021, located within the City of Tempe, do hereby designate and authorize Talal Shahbander, Vice President, representing, Tri-Core Engineering, LLC, to act as our agent in applying to the City of Tempe for any necessary governmental approvals in conjunction with the Wal-Mart expansion project involving the property described above, and to sign on our behalf application forms and receive City correspondence for this purpose.

DAVID P. ROETTO  
(Signature of property owner) (Type or print name of signatory)

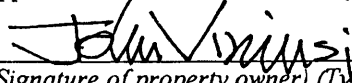
Engineering MANAGER, WAL-MART STORES, INC.  
(Title and corporate name, if applicable)

C1

**AGENT AUTHORIZATION LETTER**  
**Price-Legacy Groves LP**

I/WE, John Visconsi (Vice President), representing  
*(Individual's name and title -- please type or print in ink)*

Price Legacy Groves LP being the current owner of the property located at 1230 West Elliot Road, APN 301-46-035, located within the City of Tempe, do hereby designate and authorize Talal Shahbander representing, Tri-Core Engineering, LLC to act as our agent in applying to the City of Tempe for any necessary governmental approvals in conjunction with the Wal-Mart expansion project involving the property described above, and to sign on our behalf application forms and receive City correspondence for this purpose.

 John Visconsi  
*(Signature of property owner) (Type or print name of signatory)*

Vice President and Assistant Secretary of PL-Groves, Inc.  
*(Title and corporate name, if applicable)*

Attach Corporate Acknowledgement

C2

# GROVES POWER CENTER

EIGHTH AMENDED GENERAL PLAN & SECOND FINAL PLAN OF DEVELOPMENT  
FOR LOT 2, BUILDINGS 2-4 & P2 (PHASE 1)  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
TEMPE, ARIZONA

## GROVE POWER CENTER (EAST & WEST)

| BUILDING                                | ADDRESS                    | TYPE OF USE | GROSS FLOOR AREA (S.F.) | NEED PARKING (SPACES /1000 S.F.) | NEED PARKING SPACES | ACTUAL PARKING SPACES | ACTUAL PARKING RATIO (SPACES /1000 S.F.) |
|---|----------------------------|-------------|-------------------------|----------------------------------|---------------------|-----------------------|--|
| CLUB HOUSE/RECREATION CENTER            | 1270 W. ELLIOT RD.         | RETAIL      | 41,348                  | 4.0                              | 165                 | 231                   | 5.6                                      |
| TRUCKSTOP FUEL                          | 1270 W. ELLIOT RD.         | RETAIL      | 17,233                  | 4.0                              | 69                  | 85                    | 4.9                                      |
| TOP TOP MARKET                          | 1270 W. ELLIOT RD.         | RETAIL      | 17,233                  | 4.0                              | 69                  | 85                    | 4.9                                      |
| STREET MALL (RETAIL PORTION ONLY)       | 1020 W. ELLIOT RD.         | RETAIL      | 13,900                  | 4.0                              | 56                  | 58                    | 4.2                                      |
| ALL ABOUT FITNESS PERSON DOOR, COOL DUT | 1020 W. ELLIOT RD.         | RETAIL      | 13,900                  | 4.0                              | 56                  | 58                    | 4.2                                      |
| DIET SHADE WAREHOUSE                    | 1020 W. ELLIOT RD.         | RETAIL      | 13,900                  | 4.0                              | 56                  | 58                    | 4.2                                      |
| OFFICE BLDG                             | 1110 W. ELLIOT RD.         | RETAIL      | 23,578                  | 4.0                              | 94                  | 94                    | 4.2                                      |
| CHIC 3 DAY BUNG & VACANT AREA           | 1140 W. 1180 W. ELLIOT RD. | RETAIL      | 80,356                  | 4.0                              | 321                 | -                     | -  |
| TOTAL RETAIL                            |                            |             | 218,877                 |                                  | 679                 | 1,081                 | 4.9                                      |
| BARBER (LOCATED IN STREET MALL)         |                            | RESTAURANT  | 1,500                   | 13.3                             | 19                  | 19                    | 13.3                                     |
| RESTAURANT (LOCATED IN STREET MALL)     |                            | RESTAURANT  | 1,078                   | 13.3                             | 14                  | 14                    | 13.3                                     |
| RESTAURANT (LOCATED IN STREET MALL)     |                            | RESTAURANT  | 2,800                   | 13.3                             | 37                  | 37                    | 13.3                                     |
| RESTAURANT (LOCATED IN STREET MALL)     |                            | RESTAURANT  | 4,500                   | 13.3                             | 60                  | 60                    | 13.3                                     |
| TOTAL RESTAURANT                        |                            |             | 11,158                  |                                  | 148                 | 150                   | 13.4                                     |
| TOTAL PARKING RATIO                     |                            |             | 231,035                 |                                  | 1,029               | 1,181                 | 5.1                                      |

ALL CALCULATIONS INCLUDE THE FOLLOWING: WAL-MART, AMERICA'S BURGER KING, TOP TOP OUTDOOR DISPLAY AREA, CHILDS, DISCOUNT TIRE, OLIVE GARDEN & VARIOUS OTHERS. CITY REQUIRES 4 SPACES /1000 S.F. FOR RETAIL AND 13.33 SPACES /1000 S.F. FOR RESTAURANTS.

## SHEET INDEX

- GENERAL COVER
- EIGHTH AMENDED GENERAL PLAN (WEST); FROM PRIEST DRIVE TO GROVE CENTER ROAD
- EIGHTH AMENDED GENERAL PLAN (EAST); FROM GROVE CENTER ROAD TO HARDY DRIVE
- SECOND AMENDED FINAL PLAN OF DEVELOPMENT COVER SHEET
- SECOND AMENDED FINAL PLAN OF DEVELOPMENT FOR WALMART SUPERCENTER

## FLOOD ZONE

FLOOD ZONE INFORMATION:  
FLOODING IS LOCATED IN ZONE 1, FIRM MAP PARAGRAPHS DATED JULY 18, 1978, AND ZONE 2, FIRM MAP PARAGRAPHS DATED JULY 18, 1978. THE FLOOD ZONE IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. THE FLOOD ZONE IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. THE FLOOD ZONE IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

## BENCHMARK

FOUR BENCH MARKS ARE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. THE BENCHMARKS ARE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. THE BENCHMARKS ARE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. THE BASIS OF BEARINGS FOR THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

## LEGAL DESCRIPTION

THE PORTION OF THE LEGAL DESCRIPTION THAT READS: "THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN" IS HEREBY AMENDED TO READ: "THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE, ARIZONA".

LEGAL DESCRIPTION FOR THE SECOND AMENDED FINAL PLAN OF DEVELOPMENT FOR LOT 2, BUILDINGS 2-4 & P2 (PHASE 1).

PARCEL NO. 1:

LOT 2 OF THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 7:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 8:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 9:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 10:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 11:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 12:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 13:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 14:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 15:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

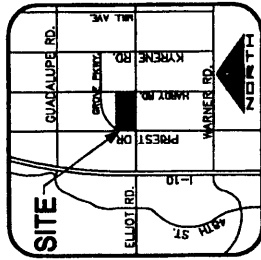
PARCEL NO. 16:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 17:

THE GROVES POWER CENTER, ACCORDING TO BOOK 28 OF MAPS, PAGE 21, AND APPARATUS OF CONSTRUCTION OF RECORD IN THE OFFICE OF THE CLERK OF MARICOPA COUNTY, ARIZONA.

GENERAL COVER SHEET  
FINAL PLAN OF DEVELOPMENT FOR LOT 2  
BUILDINGS 2, 3, 4 AND P2 (PHASE 1)  
NW CORNER OF ELLIOT RD. AND GROVE CENTER RD.  
TEMPE, ARIZONA  
GROVES POWER CENTER  
DATE: 08/30/03  
CHECKED BY: JF  
DRAWN BY: SM  
SCALE: (H) 1/4" = 1'-0"  
DATE: 08/30/03  
CHECKED BY: JF  
DRAWN BY: SM  
SCALE: (H) 1/4" = 1'-0"



## SITE LOCATION MAP

NOT TO SCALE

## CONDITIONS OF APPROVAL (SGF-93.14)

## OWNER/DEVELOPER

WAL-MART STORES, INC.  
2001 S.E. 10TH STREET  
MONTICELLO, ARIZONA 85714-0800  
PH. 480 - 577-4000

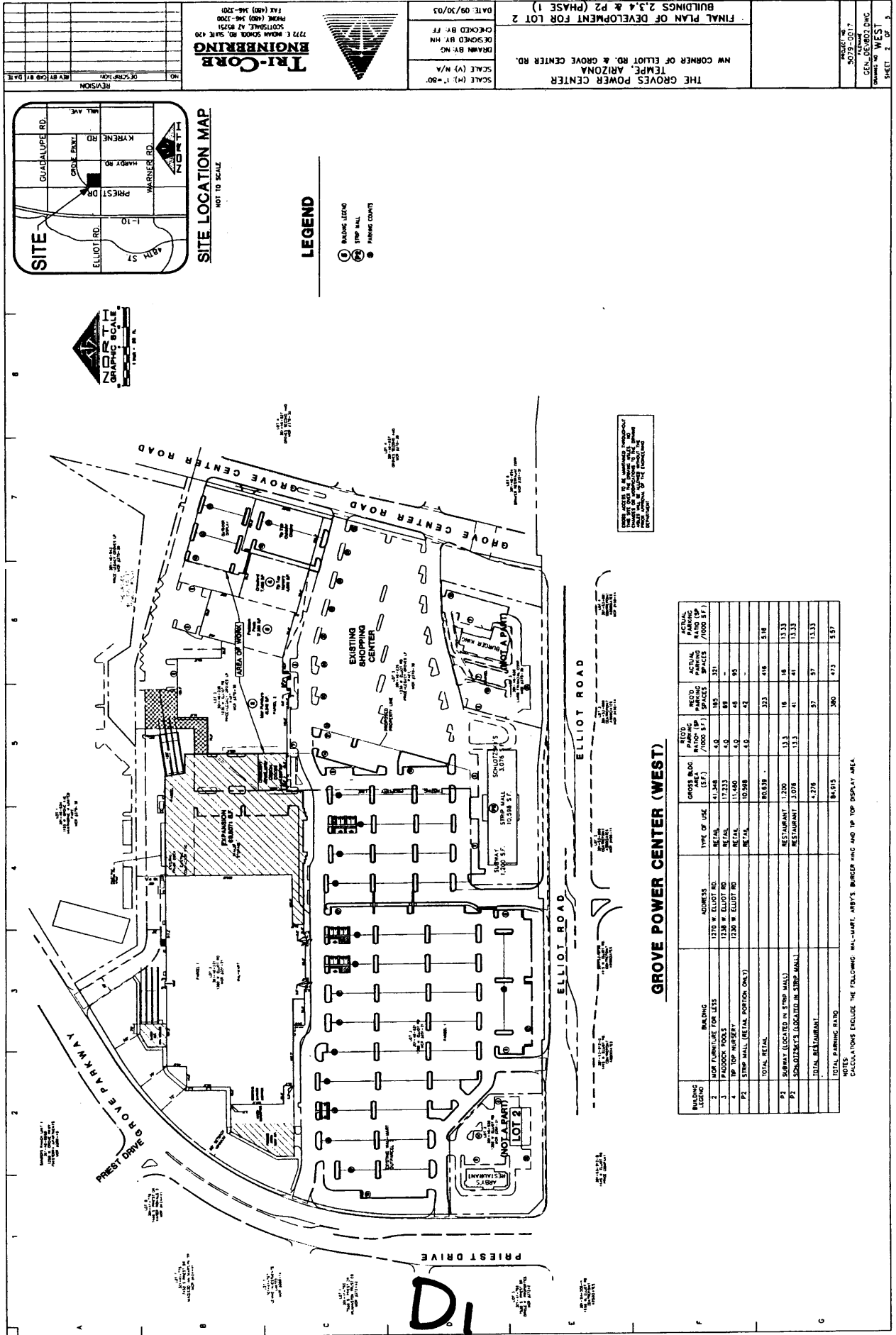
## CERTIFICATE OF OWNERS

WE, THE UNDERSIGNED, HAVE REVIEWED THE PLAN AND HEREBY APPROVE THE DEVELOPMENT OF THE GROVES POWER CENTER.

BY: [Signature]  
DATE: [Date]  
COUNTY OF MARICOPA, ARIZONA  
BENCHMARKED AND BOUND BY THE CITY OF TEMPE, ARIZONA

## APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA  
DATE: [Date]  
APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA  
DATE: [Date]  
APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA  
DATE: [Date]







# GROVES POWER CENTER

SECOND AMENDED FINAL PLAN OF DEVELOPMENT  
FOR WAL-MART SUPERCENTER STORE #1746  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH,  
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN  
TEMPE, ARIZONA

## LEGAL DESCRIPTIONS

PAGE NO. 1  
LOT 1, THE GROVES, ACCORDING TO BOOK 351  
OF MAPS, PAGE 7, HAS A PORTION OF CORNER  
WAL-MART SUPERCENTER STORE #1746, TEMPE,  
MARICOPA COUNTY, ARIZONA.

PAGE NO. 2  
THE PORTION OF LOT 1, THE GROVES, SECOND AMENDED  
FINAL PLAN OF DEVELOPMENT, MARICOPA COUNTY, ARIZONA,  
RECORDED IN BOOK 351 OF MAPS, PAGE 7, HAS A PORTION OF  
CORNER WAL-MART SUPERCENTER STORE #1746, TEMPE,  
MARICOPA COUNTY, ARIZONA.

THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT,  
MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST  
QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE,  
MARICOPA COUNTY, ARIZONA.

THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT,  
MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST  
QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE,  
MARICOPA COUNTY, ARIZONA.

THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT,  
MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST  
QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE,  
MARICOPA COUNTY, ARIZONA.

THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT,  
MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST  
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THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE,  
MARICOPA COUNTY, ARIZONA.

THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT,  
MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST  
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MARICOPA COUNTY, ARIZONA.

THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT,  
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MARICOPA COUNTY, ARIZONA.

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QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE,  
MARICOPA COUNTY, ARIZONA.

THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT,  
MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST  
QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE,  
MARICOPA COUNTY, ARIZONA.

## NOTES

1. THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT, MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE, MARICOPA COUNTY, ARIZONA.
2. THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT, MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE, MARICOPA COUNTY, ARIZONA.
3. THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT, MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE, MARICOPA COUNTY, ARIZONA.

## CONDITIONS OF APPROVAL (80F-93.14)

## CERTIFICATE OF OWNERS

I, THE UNDERSIGNED, BEING THE OWNER OF THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT THE GROVES, SECOND AMENDED FINAL PLAN OF DEVELOPMENT, MARICOPA COUNTY, ARIZONA, IS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TEMPE, MARICOPA COUNTY, ARIZONA.

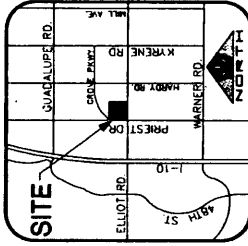
## APPROVALS

APPROVED BY THE CITY CLERK OF TEMPE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.  
BY \_\_\_\_\_ CITY CLERK  
APPROVED BY \_\_\_\_\_ CITY CLERK  
APPROVED BY \_\_\_\_\_ CITY CLERK

## SITE ANALYSIS TABLE

PARKING SPACES REQUIRED PER WAL-MART = 825 SP  
PARKING SPACES PROVIDED PER WAL-MART = 825 SP  
REQUIRED ACCESSIBLE PARKING PER CITY = 17 SP  
PARKING SPACES PROVIDED PER CITY = 17 SP  
TOTAL PROVIDED PARKING = 842 SP  
TOTAL REQUIRED PARKING = 842 SP

## SITE LOCATION MAP



## WAL-MART PARCEL DATA

APPROXIMATE PARCEL AREA = 1.07 ACRES  
APPROXIMATE PARCEL PERIMETER = 1.07 ACRES  
APPROXIMATE PARCEL AREA = 1.07 ACRES  
APPROXIMATE PARCEL PERIMETER = 1.07 ACRES

APPROXIMATE PARCEL AREA = 1.07 ACRES  
APPROXIMATE PARCEL PERIMETER = 1.07 ACRES  
APPROXIMATE PARCEL AREA = 1.07 ACRES  
APPROXIMATE PARCEL PERIMETER = 1.07 ACRES

TRICORP  
ENGINEERING  
7712 E. MONTE VISTA RD., SUITE 100  
SCOTTSDALE, AZ 85251  
PHONE (480) 346-1200  
FAX (480) 346-1200



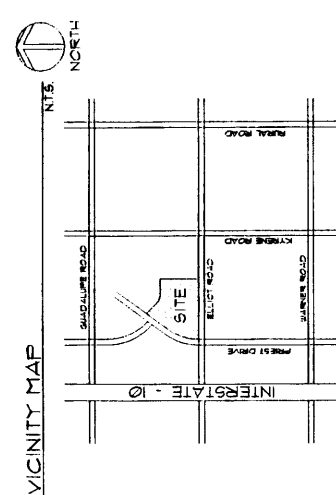
DATE: 09/30/03  
DESIGNED BY: NH  
DRAWN BY: NH  
SCALE: (N) 1/4" = 1' N/A

THE GROVES POWER CENTER  
TEMPLE, ARIZONA  
NE CORNER OF ELLIOT RD. & WARNER RD.  
WAL-MART STORES, INC.  
2001 S.E. 10TH STREET  
BENTONVILLE, ARKANSAS 72716-0050  
WAL-MART SUPERCENTER COVER SHEET

PROJECT NO.  
5079-0017  
FINAL DESIGN  
DRAWING NO. FIN-COV  
SHEET 1 OF 3

17



[illegible]

## CONCEPTUAL GENERAL NOTES

CONCEPTUAL LANDSCAPE PLAN IS GRAPHIC IN NATURE AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWING ACTUAL LOCATION QUANTITIES SIZE AND SPECIES SHALL BE DETERMINED AND WILL BE TYPE CODES

- 1 ALL TREES ARECUTTING PROJECT SHALL BE CEMENT GROWN OR BALANCED NEXT ON SITE. EXACT LOCATION AND QUANTITIES SHALL BE DETERMINED AFTER CONSTRUCTION COMPLETION SHALL BE INDICATED DURING CONSTRUCTION.
- 2 ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC REDUCTION FIFTEEN.
- 3 ALL PLANTS SHALL BE IDENTIFIED TO THE CITY OF TEMPE PLANNING DEPARTMENT AND SHALL BE MAINTAINED WITHIN CITY OF TEMPE REQUIREMENTS.
- 4 ALL PLANTS SHALL NOT BE CUT DOWN TO THE TOP OF THE TRUNKS.
- 5 ALL VOLUME AREAS SHALL RECEIVE A 10% DENSITY OF DISCOUNTED QUANTITY.
- 6 THE REDUCTION BOOK ON THE PLAN IS CONSIDERED IN VALUE REFERS TO THE BUSINESS PLAN FOR ACTUAL SAVING AND DRAINAGE CALCULATIONS.
- 7 ALL LANDSCAPES WILL BE DONE TO DRINK WITH NEW STRUCTURES AND STRUCTURES.
- 8 ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND A THEY ARE COMPATIBLE WITH THE ORIGINAL TYPE OF THE PROJECT.

**Neill/Vecchia & Associates, Inc.**  
 10000 Wilshire Blvd., Suite 1000  
 Los Angeles, CA 90024  
 (310) 205-1000

**Wal-Mart Supercenter**  
 Tempe, Arizona  
 Wal-Mart Store Inc.



WAL-MART  
SUPERCENTER EXPANSION  
TEMPE, AZ  
DATE: 11/11/11  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
APPROVED BY: [illegible]

WAL-MART  
SUPERCENTER EXPANSION  
TEMPE, AZ  
DATE: 11/11/11  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
APPROVED BY: [illegible]

WAL-MART  
SUPERCENTER EXPANSION  
TEMPE, AZ  
DATE: 11/11/11  
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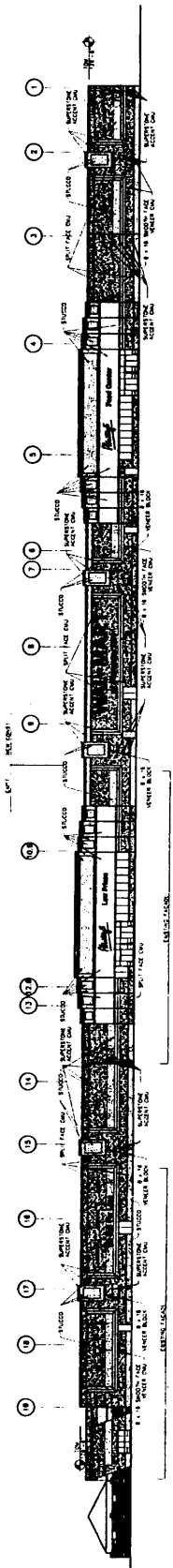
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SUPERCENTER EXPANSION  
TEMPE, AZ  
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WAL-MART  
SUPERCENTER EXPANSION  
TEMPE, AZ  
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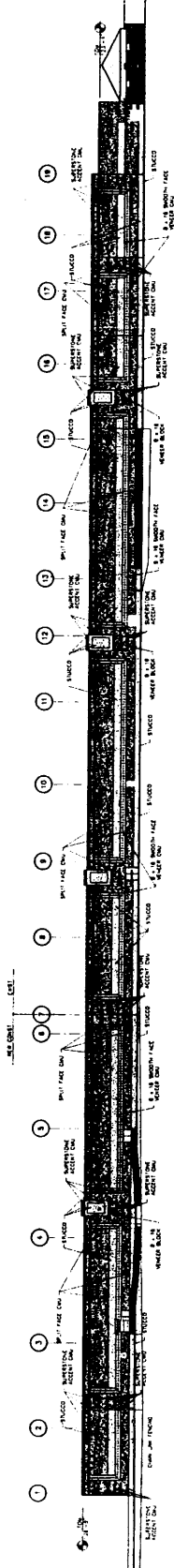
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TEMPE, AZ  
DATE: 11/11/11  
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EXTERIOR  
ELEVATIONS

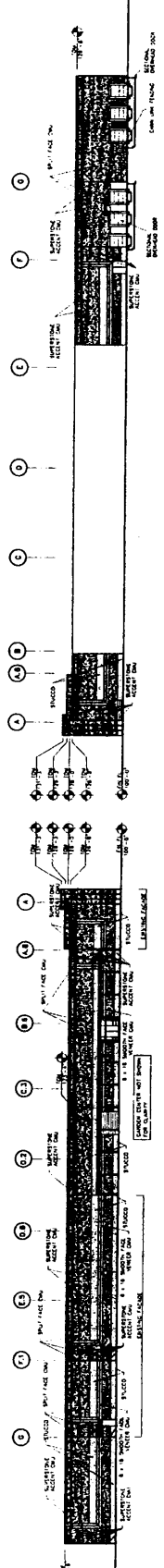
PA2



1 FRONT ELEVATION



2 REAR ELEVATION



3 LEFT ELEVATION

4 RIGHT ELEVATION

H

I



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ELLIOT RD

PRIEST DR

North

HARDY DR